

## VILLAGE DEVELOPMENT STANDARDS

## SUMMARY CHARTS OF CURRENT AND PROPOSED STANDARDS

HOUSING AND REDEVELOPMENT DEPARTMENT CITY OF CARLSBAD 2965 ROOSEVELT STREET, SUITE B CARLSBAD, CA. 92008 (760) 434-2815

## VILLAGE DEVELOPMENT STANDARDS SUMMARY OF EXISTING STANDARDS

District	1	2	3	4	5	6	7	8	9
Setbacks	Front: 0 to 10' Side: No min.or max Rear: No min or max	Front: 5 to 15' Side: 5 to 10' 10' street side Rear: 5 to 10'	Front: 5 to 20' Side: 5' minimum Rear: 5 to 10'	Front: 0 to 10' Side: 5 to 10' Rear: 5 to 10'	Front: 5 to 20' for residential; 5 to 10' for commercial Side: 5 to 10' Rear: 5 to 10'	Front: 5 to 20' Side: 5 to 10' Rear: 5 to 10'	Front: 5 to 20' Side: 5 to 10' Rear: 5 to 10'	Front: 5 to 15' Side: 5 to 10', street side; 10% of lot width Rear: 5 to 10'	Front: 5 to 20' Side: 5 to 10' Rear: 5 to 15'
Open Space	20%	20%	20%	20%	20%	20%	20%	20%	20%
Building Coverage	Commercial: 80 – 100% Residential: 60 – 80% Mixed Use: 60 –80%	All projects: 60 – 80%	All projects: 60 – 80%	Commercial: 80 –90% Residential: 60 – 80% Mixed Use: 60 –80%	All projects: 60 – 80%	All projects: 50% to 80%	All projects: 60 – 80%	All projects: 60 – 80%	Commercial: 80 –100% Mixed Use: 60 –80%
Building Height	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure	30' with minimum 4:12 roof pitch	35' with minimum 5:12 roof pitch	35' with minimum 5:12 roof pitch	35' with minimum 5:12 roof pitch	35' with minimum 5:12 roof pitch 45' with minimum 5:12 roof pitch & over parking structure
Parking Requirements	See Attached	See Attached	See Attached	See Attached	See Attached	See Attached	See Attached	See Attached	See Attached
Density	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19	Range: 15 to 23 GMCP 19
Inclusionary	15%	15%	15%	15%	15%	15%	15%	15%	15%
Planned Development  (additional requirements beyond above standards)	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures;; 15'X15' patio or 120sf of balcony area (<=10 du)	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min.of 10' between structures; 15'X15' patio or 120sf of balcony area (<=10 du)	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures; 15'X15' patio or 120sf of balcony area (<=10 du)	Minimum 24' drive-way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures; 15'X15' patio or 120 sf of balcony area (<=10 du)	Minimum 24' drive- way; 200 sf com- munity recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures; 15'X15' patio or 120 sf of balcony area (<=10 du)	Not Applicable Multi-Family Not Permitted	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures; 15'X15' patio or 120sf of balcony area (<=10 du)	Minimum 24' drive- way; 200 sf community recreational space required (=>10 du); recreational must be passive & active (=>25 du); Recreational Vehicle Storage (=>25 du); 480 cu ft of separate storage space per unit; Min. building separation of 20' avg with a min of 10' between structures;; 15'X15' patio or 120 sf of balcony area (<=10 du)	Not Applicable Multi-Family Not Permitted

## VILLAGE DEVELOPMENT STANDARDS SUMMARY OF PROPOSED REVISIONS

District	1	2	3	4	5	6	7	8	9
Setbacks	Side & Rear: 0 ft	Front: 5 to 20' for	Front: 5 to 20'	Front: 5 to 20'	Front: 5 to 15'	Front: 5 to 20'			
	Front: 0 ft minimum	Front: 0 ft – ground	Front: 0 ft . – ground	Front: 0 ft – ground	residential; 5 to 10'	Side: 5 to 10'	Side: 5 to 10'	Side: 5 to 10',	Side: 5 to 10'
	– ground floor; 10 ft	floor; 10 ft average	floor; 10 ft average	floor; 10 ft average	for commercial	Rear: 5 to 10'	Rear: 5 to 10'	street side; 10% of	Rear: 5 to 15'
	average for 2 <sup>nd</sup> &	for 2 <sup>nd</sup> & above	for 2 <sup>nd</sup> & above	for 2 <sup>nd</sup> & above	Side: 5 to 10'			lot width	
	above floors.	floors.	floors.	floors.	Rear: 5 to 10'			Rear: 5 to 10'	
Open Space	20%	20%	20%	20%	20%	20%	20%	20%	20%
	(private or public	(private or public	(private or public	(private or public	(private or public	(private or	(private or public	(private or public	(private or public
	open space counts)	open space counts)	open space counts)	open space counts)	open space counts)	public open space counts)	open space counts)	open space counts)	open space counts)
Building	All projects: 100%	All projects: 100%	All projects: 100%	All projects: 100%	All projects:	All projects:	All projects:	All projects:	Commercial: 80
Coverage					60 - 80%	50% to 80%	60 - 80%	60 - 80%	-100%
									Mixed Use: 60 – 80%
Building	45'	45'	45'	45'	30'	35'	35'	35'	45'
Height	(No Roof Pitch	(No Roof Pitch	(No Roof Pitch	(No Roof Pitch	(No Roof Pitch	(No Roof Pitch	(No Roof Pitch	(No Roof Pitch	(No Roof Pitch
	Requirement)	Requirement)	Requirement)	Requirement)	Requirement)	Requirement)	Requirement)	Requirement)	Requirement)
Parking	All Same, except	All Same, except	All Same, except	All Same, except	All Same, except	All Same,	All Same, except	All Same, except	All Same, except
Requirements	parking calculation	parking calculation	parking calculation	parking calculation	parking calculation	except parking	parking calculation	parking calculation	parking
	will be based on net	will be based on net	calculation will	will be based on net	will be based on net	calculation will			
	floor area rather than	floor area rather	be based on net	floor area rather	floor area rather	be based on net			
	gross	gross	gross	gross	than gross	floor area	than gross	than gross	floor area rather
						rather than			than gross
						gross			
Other Parking	a. Tandem parking	a. Tandem parking	a. Tandem parking	a. Tandem parking	a. Tandem parking	a. Tandem	a. Tandem parking	a. Tandem parking	a. Tandem parking
allowances	allowed for residential.	allowed for residential.	allowed for residential.	allowed for residential.	allowed for	parking allowed	allowed for	allowed for	allowed for
	b. Parking Space credit given for commercial	residential. b. Parking Space	for residential. b. Parking Space	residential. b. Parking Space	residential. b. Parking Space	residential. b. Parking Space			
	(non-residential)	(non-residential) square	(non-residential) square	(non-residential) square	credit given for	credit given for	credit given for	credit given for	credit given for
	square footage of any	footage of any existing	footage of any existing	footage of any existing	commercial (non-	commercial	commercial (non-	commercial square	commercial square
	existing building on	building on site (at time	building on site (at time	building on site (at time	residential) square	square footage of	residential) square	footage of any	footage of any
	site (at time of	of application).	of application)	of application).	footage of any	any existing	footage of any	existing building on	existing building
	application).	c. Continue Parking In-	c. Continue Parking In-	c. Continue Parking In-	existing building on	building on site	existing building on	site (at time of	on site (at time of
	c. Continue Parking	Lieu Fee Program.	Lieu Fee Program.	Lieu Fee Program.	site at time of	(at time of	site at time of	application).	application).
	In-Lieu Fee Program. d. Allow use of	d. Allow use of parking lifts/elevators	d. Allow use of parking lifts/elevators	d. Allow use of parking lifts/elevators	application. c. Continue Parking	application). c. Continue	application. c. Continue Parking	c. Continue Parking In-Lieu Fee Program.	c. Continue Parking In-Lieu
	parking lifts/elevators	e. Up to 15%	e. Up to 15%	e. Up to 15%	In-Lieu Fee Program.	Parking In-Lieu	In-Lieu Fee Program.	d. Allow use of	Fee Program.
	e. Up to a 15%	reduction in required	reduction in required	reduction in required	d. Allow use of	Fee Program.	d. Allow use of	parking lifts/elevators	d. Allow use of
	reduction in required	parking spaces for	parking spaces for	parking spaces for	parking lifts/elevators	d. Allow use of	parking lifts/elevators	e. Up to 15%	parking lifts/
	parking spaces for	programs that support	programs that support	programs that support	e. Up to 15%	parking lifts/	e. Up to 15%	reduction in required	elevators
	programs that support	public transportation	public transportation	public transportation	reduction in required	elevators	reduction in required	parking spaces for	e. Up to 15%
	public				parking spaces for	e. Up to 15%	parking spaces for	programs that support	reduction in
	transportation				programs that support	reduction in	programs that support	public transportation.	required parking
					public transportation	required parking	public transportation		spaces for

						spaces for programs that support public transportation			programs that support public transportation.
Min/Max. Density	15/45 du/acre	15/45 du/acre	15/45 du/acre	15/45 du/acre	23 du/acre	23 du/acre	23 du/acre	23 du/acre	23 du/acre
Inclusionary	15%	15%	15%	15%	15%	15%	15%	15%	15%
Planned	Storage of large	Storage of large	Storage of large	Storage of large	Storage of large	Storage of	Storage of large	Storage of large	Storage of large
Development	recreational vehicles	recreational vehicles	recreational vehicles	recreational vehicles	recreational	large	recreational	recreational	recreational
Standards	not permitted on	not permitted on site;	not permitted on site;	not permitted on site;	vehicles not	recreational	vehicles not	vehicles not	vehicles not
(comply with	site; and, parking	and, parking garages	and, parking garages	and, parking garages	permitted on site;	vehicles not	permitted on site;	permitted on site;	permitted on site;
VMPDM &	garages must be	must be visually	must be visually	must be visually	and, parking	permitted on	and, parking	and, parking	and, parking
these	visually subordinate	subordinate	subordinate	subordinate	garages must be	site; and,	garages must be	garages must be	garages must be
additional					visually	parking garages	visually	visually	visually
standards)					subordinate	must be	subordinate	subordinate	subordinate
						visually			
						subordinate			
Standard	May be permitted on	May be permitted	May be	May be permitted	May be permitted	May be permitted			
Modifications	a case-by-case basis	a case-by-case basis	a case-by-case basis	a case-by-case basis	on a case-by-case	permitted on a	on a case-by-case	on a case-by-case	on a case-by-case
& Density	where the applicant provides acceptable	basis where the	case-by-case basis where the	basis where the	basis where the	basis where the			
Increases	evidence that the	evidence that the	evidence that the	evidence that the	applicant provides acceptable	applicant	applicant provides acceptable	applicant provides acceptable	applicant provides
	modification or	modification or	modification or	modification or	evidence that the	provides	evidence that the	evidence that the	acceptable
	increase is necessary	increase is necessary	increase is necessary	increase is necessary	modification or	acceptable	modification or	modification or	evidence that the
	for the development	for the development	for the development	for the development	increase is	evidence that	increase is	increase is	modification or
	to qualify for Silver	necessary for the	the	necessary for the	necessary for the	increase is			
	or higher LEED	or higher LEED	or higher LEED	or higher LEED	development to	modification or	development to	development to	necessary for the
	certification while	certification while	certification while	certification while	qualify for Silver or	increase is	qualify for Silver or	qualify for Silver or	development to
	maintaining the	maintaining the	maintaining the	maintaining the	higher LEED	necessary for	higher LEED	higher LEED	qualify for Silver
	financial feasibility	financial feasibility of	financial feasibility of	financial feasibility of	certification while	the	certification while	certification while	or higher LEED
	of the project and/or	the project and/or to	the project and/or to	the project and/or to	maintaining the	development to	maintaining the	maintaining the	certification
	to provide affordable	provide affordable	provide affordable	provide affordable	financial feasibility	qualify for	financial feasibility	financial feasibility	while
	housing.	housing.	housing.	housing.	of the project	Silver or higher	of the project	of the project	maintaining the
					and/or to provide	LEED	and/or to provide	and/or to provide	financial
					affordable housing.	certification	affordable housing.	affordable housing.	feasibility of the
						while			project and/or to
						maintaining the			provide
						financial			affordable
						feasibility of			housing.
						the project			
						and/or to provide			
						affordable			
						housing.			
						nousing.		1	